



Frequently Asked Questions
The Wallace State Office Building

Q1: What is the history of the Wallace State Office Building?

A1: The Henry A. Wallace State Office Building cost \$10.4 million to build, not including planning and design, landscaping, artwork, and moving expenses. Today it is considered to be a \$40 million asset. The building has 229,317 gross sq. ft. (159,223 net sq. ft.). Completed in 1978, the building's distinctive architecture and unusual interior floor plan have challenged tenants and building managers since it opened.

Q2: What departments are located there and how many employees work there?

A2: The building provides office space under a common roof for approximately 650 state employees of the Department of Agriculture and Land Stewardship, the Department of Natural Resources and the Department of Public Safety (DPS).

Q3: What is the recent history?

A3: Early in 2003, ongoing tenant concerns regarding air quality increased. Moisture damage in restrooms caused by plumbing leaks and a failed fan motor in a main exhaust duct were identified and repaired, and airflow rates in the building were increased. In some areas, mold was found and removed.

In 2004, Senate File 2298 directed DAS to oversee a complete evaluation of the building and its systems and develop a recommendation as to whether it should be renovated or demolished, authorizing an expenditure of \$230,000. A construction consultant, the Minneapolis, MN office of AMEC E&C Services (AMEC), was chosen to perform the evaluation in a competitive selection process. AMEC completed the study and delivered its evaluation in December 2004. (*See the consultant's recommendation in A4, below.*)

In the spring of 2005, the University of Iowa Hygienic Laboratory and the laboratories of the Department of Agriculture and Land Stewardship and the Division of Criminal Investigation (DPS) moved to the new Iowa Laboratory Facility in Ankeny, freeing up almost 60,000 sq. ft. The move of the remainder of DPS to the Records and Property building in early 2007 will free some 34,000 sq. ft.

Q4: What recommendations did the consultant make for the future of the Wallace Building?

A4: Based on an objective technical analysis of engineering and architectural issues, the report recommended renovation of the building and states that the building "can and should be used well into the 21st century. Environmental, economic and Capitol Complex office needs all point towards [renovation of the building]. Remodeling offers the best use of capital, will bring the building and

systems completely up to date, and provides the most cost effective long-term solution to office demands on the Capitol Complex.”

Key changes for this option, which have been estimated to cost \$31.2 million, include:

- Removing the upper level parking deck, which has deteriorated beyond repair.
- Relocating to the roof major mechanical equipment components from various floors of the building to improve air distribution and provide more office space.
- Eliminating most open atrium spaces by extending the floors to the south and southwest walls of the building; addressing interior temperature, noise, and building code issues and adding useable floor space.
- Eliminating the water feature on the ground floor.
- Replacing deteriorating exterior masonry walls and the failing window wall system while maintaining the overall architectural appearance of the building.
- Constructing a new west entrance to the building for better access to the new parking structure west of Pennsylvania Ave.
- Renovating vacated laboratory spaces to office space.
- Renovating all restrooms.
- Replacing elevators.
- Refinishing all ceilings and floors.

Renovation would take up to 18 months, during which time some building tenants would be relocated for a period of time.

AMEC considered both renovation and demolition of the building with replacement of a new state office building on the Capitol Complex.

The consultant’s recommendation – to renovate the building – is the technical recommendation of the consultant only, for use by the Governor, DAS and others in making a final determination. You can read the complete consultant’s report on the DAS website:

http://das.iowa.gov/wallace_eval/index.html.

Q5: What other recommendations concerning the future of the Wallace Building have been made?

A5: On matters concerning state facilities, there are three primary groups that have provided input:

- The Capitol Planning Commission: composed of state agency representatives and members of the legislature. It advises the state legislature on Capitol Complex infrastructure.
- The Vertical Infrastructure Advisory Committee: composed of citizens appointed by the Governor. It advises the Governor on maintenance issues concerning state facilities.
- The Property Management Advisory Committee: composed of representatives of private industry (such as business, banking and realty). It provided advice and recommendations to the Governor on a number of issues and was specifically asked by the Governor to review the Wallace Building options and present a recommendation from a “business case” perspective. Their report is below:

The Advisory Committee on Property Management Issues, at its October 10, 2005 meeting, makes the following recommendations:

Wallace State Office Building:

The Property Management Advisory Committee recommends that the State vacate and demolish the Wallace State Office Building and construct a new office building at a new site to be determined on property already owned by the State. The construction of the new office building shall occur prior to vacating and demolishing the Wallace Building. The new building should be sized at a minimum of 350,000 gross square feet so that additional space (beyond what is currently available in the Wallace Building) is available to permit relocation, as appropriate, of state employees currently located in leased space at the Seat of Government (Polk County). This recommendation is made subject to the following caveats:

- a. That the State make a commitment to provide sufficient funds to maintain the new building either through appropriation or by other means.*
- b. That the State identifies appropriate leased locations to vacate and move state employees located at those locations into State-owned locations on the Capitol Complex.*
- c. The Committee recognizes that elimination of existing lease obligations will reduce lease costs and recommends that these “savings” be redirected to provide a portion of the funds needed to pay for implementation of this recommendation.*

The Capitol Planning Commission and the Vertical Infrastructure Committee both concurred with the Property Management Advisory Committee’s recommendation to demolish the Wallace Building and construct a new facility on the Capitol Complex.

At this time, the proposal for a new state office building is a recommendation under consideration. A building design has not been developed. The cost estimate for new construction, as projected by the AMEC consulting firm as part of their report, is \$40.5 to 47.25 million, based on a conceptual scope of work and conventional construction. (This amount excludes construction contingencies, commissioning and legal fees. It also excludes furniture, fixture and equipment costs, relocation and moving expenses.) Location of the new building would determine whether or not occupants must be relocated and when demolition takes place. DAS has estimated a four-year time frame to build a new building on a new site.

Q6: Who will make a final decision about the future of the Wallace Building and when will that decision be made?

A6: At the time of this writing, the Governor is expected to request funding for the development of a plan of next steps for the Wallace Building as part of his budget package to the Legislature in January. Any further action on the Wallace Building will require action by the Legislature to provide funding and subsequent approval by the Governor. The 2006 regular session is scheduled to run from January 9 – April 18.

Q7: What immediate work is planned for the Wallace Building?

A7: The consultant, AMEC, also recommended spending \$625,000 to address essential safety and comfort issues if the building is to continue in service for at least two more years. The Legislature appropriated these funds in 2005. Work is scheduled to begin in January 2006 and should conclude by the spring of 2006. (Some of this work would have a life expectancy of at least 10 years and could be used in the long-term renovation plan if that option is selected.)

Immediate short-term work will include the following:

- Modifications to existing heating, ventilating and air conditioning equipment to improve performance and maintenance accessibility. This will help improve the heating control in the winter and prevent overcooling and high humidity in the summer.
- Changes in the first floor electrical equipment room to resolve building code issues and provide for easier maintenance.
- Temporary shoring of the upper deck of the parking ramp (although use would not be restored). The ramp will be closed temporarily while this work takes place. The upper deck of the parking ramp (except for ADA parking) has been closed due to continuing structural deterioration. Of the 104 spaces designed with the building, 73 spaces remain: 44 of 45 spaces on the first floor of the parking ramp, 20 of 50 spaces on the second floor, and 9 in the northwest loading area.

Q8: Are there any threats to employee or public health or safety in the Wallace Building?

A8: The structural problems that have been identified have not been determined to make the building unsafe to occupy. Air quality tests conducted in the building have also concluded that the building is safe to work in. Building conditions are monitored on a regular basis. The health and safety of building occupants is of utmost importance to the building managers. As concerns about the Wallace Building are raised, they are addressed through a formalized and timely process. If there are ever issues you feel need to be brought to our attention, please let us know.

Q9: Who do I contact if I have additional questions or concerns about the Wallace Building?

A9: For maintenance needs in the Wallace Building, contact the DAS Customer Service Center at 515-242-5120 or cust.serv@iowa.gov. If you have a question or concern about the future of the Wallace Building, contact Paul Carlson, Chief Operating Officer for the General Services Enterprise, Department of Administrative Services: 515-281-3196, paul.carlson@iowa.gov.

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